

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  TIMOTHY J. YOO (State Bar No. 155531) PHILIP A. GASTEIER (SBN 130043) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Telecopier: (310) 229-1244 Email: tjy@lnbyb.com;pag@lnbyb.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jerry Namba, Chapter 7 Trustee	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION</b>	
In re: Off the Grid, LLC,  Centrally Grown Holdings, LLC, Red Mountain Farms, LLC,  Affects Off the Grid, LLC 9:18-bk-11352-DS  Debtor(s).	CASE NO.: 9:18-bk-11352-DS CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 01/07/2020	<b>Time:</b> 11:30 am
<b>Location:</b> Courtroom 201, 1415 State Street, Santa Barbara, CA 93101	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 12/24/2019

**Description of property to be sold:**

Real Property Located at 2220 Noel Way, Cambria, CA, and Associated Personal Property. See attached Notice of Motion and Overbid Procedures

**Terms and conditions of sale:**

See attached Notice Motion and Overbid Procedures

**Proposed sale price:** \$ 1,250,000.00 subject to bidding

**Overbid procedure (if any):**

See attached Sale Procedures.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

January 7, 2020, 11:30 a.m., Courtroom 201, 1415 State Street, Santa Barbara, CA 93101

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

TIMOTHY J. YOO (State Bar No. 155531)  
LEVENE, NEALE, BENDER, YOO  
& BRILL L.L.P.  
10250 Constellation Boulevard, Suite 1700  
Los Angeles, California 90067  
Telephone: (310) 229-1234  
Email: [tjy@LNBYB.com](mailto:tjy@LNBYB.com)

Date: 12/13/2019

1 TIMOTHY J. YOO (State Bar No. 155531)  
tjy@lnbyb.com  
2 PHILIP A. GASTEIER (State Bar No. 130043)  
pag@lnbyb.com  
3 LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.  
10250 Constellation Boulevard, Suite 1700  
4 Los Angeles, CA 90067  
Telephone: (310) 229-1234  
5 Facsimile: (310) 229-1244  
6 Attorneys for Jerry Namba  
Chapter 7 Trustee  
7

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **NORTHERN DIVISION**

11 In re

12 Off the Grid, LLC,

13 Debtor.

Case No. 9:18-bk-11352-DS  
Chapter 7

Jointly Administered With:  
Case No.: 9:18-bk-11353-DS  
Case No.: 9:18-bk-11354-DS

14 In re

15 Centrally Grown Holdings, LLC,  
16 Red Mountain Farms, LLC,

17 Debtors.

**NOTICE OF HEARING ON MOTION  
FOR ORDER: (A) AUTHORIZING  
SALE OF ESTATE'S RIGHT, TITLE  
AND INTEREST IN REAL PROPERTY  
LOCATED AT 2220 NOEL WAY,  
CAMBRIA, CA, AND ASSOCIATED  
PERSONAL PROPERTY, FREE AND  
CLEAR OF LIENS, CLAIMS AND  
INTERESTS; (B) APPROVING  
OVERBID PROCEDURES; AND (C)  
GRANTING RELATED RELIEF**

18 Affects All Debtors

19 ☒ Affects Off the Grid, LLC

20 Affects Centrally Grown Holdings, LLC

21 Affects Red Mountain Farms, LLC

Date: January 7, 2020  
Time: 11:30 a.m.  
Place: Courtroom 201; Judge Saltzman  
U.S. Bankruptcy Court  
1415 State Street, 2<sup>nd</sup> Floor  
Santa Barbara, California

25 **TO ALL CREDITORS, THE OFFICE OF THE UNITED STATES TRUSTEE,**  
26 **THE DEBTORS, AND OTHER PARTIES IN INTEREST:**  
27  
28

1           **PLEASE TAKE NOTICE** that a hearing on the Motion for Order: (A) Authorizing  
2 Sale of Estate's Right, Title and Interest in Real Property Located at 2220 Noel Way, Cambria,  
3 CA, and Associated Personal Property, Free and Clear of Liens, Claims, and Interests; (B)  
4 Approving Overbid Procedures; and (C) Granting Related Relief (the "Motion"), filed by Jerry  
5 Namba, as the Chapter 7 Trustee ("Trustee") for Off the Grid, LLC, Chapter 7 Debtor herein  
6 (the "Debtor"), and an auction sale with opportunity for overbids, shall be held on January 7,  
7 2020, at 11:30 a.m. in Courtroom "201" of the above captioned Court located at the United  
8 States Bankruptcy Court, Courtroom 201, 1415 State Street, Santa Barbara, CA 93101.

9           Pursuant to the Motion, the Trustee requests that the Court enter an order substantially in  
10 the form attached to the Motion as Exhibit A authorizing the Trustee to sell the estate's interest  
11 in the real property commonly known as 2220 Noel Way, Cambria, California and related  
12 personal property items (collectively, the "Property") to John and Germaine Burke (collectively,  
13 the "Proposed Buyer") for \$1,250,000, cash, on the terms and conditions specified in the  
14 accepted California Residential Purchase Agreement and Joint Escrow Instructions dated  
15 November 6, 2019, as amended and superseded by the Counter Offer re Purchase and Sale of  
16 2220 Noel Way, Cambria, CA 93428, dated November 15, 2019, copies of which are attached to  
17 the Motion as Exhibit B, or alternatively, to a higher bidder, free and clear of liens and other  
18 interests following opportunity for bidding substantially in accord with the proposed bidding  
19 procedures attached to the Motion as Exhibit C, or as modified by the Trustee or the Court  
20 ("Overbid Procedures").

21           **PLEASE TAKE FURTHER NOTICE** that any party wishing to present a higher bid  
22 for the Property being sold is urged to do so in accord with the proposed Overbid Procedures. A  
23 copy of the Motion may be obtained via email by contacting the Trustee's counsel, Philip  
24 Gasteier, Esq., at PAG@LNBYB.COM.

25           The Motion is based on this Notice of hearing, the Motion and attached  
26 Memorandum of Points and Authorities, Exhibits, and Declarations of the Trustee, the Trustee's  
27 broker and the Proposed Buyer annexed thereto, the records and files in this Chapter 7 case (and  
28 preceding Chapter 11 case), and such additional evidence and argument as may be presented at

1 or before the hearing on the Motion. As part of the Motion, the Trustee seeks an order approving  
2 the sale free and clear of all liens, claims, and interests other than real property taxes  
3 (collectively “Liens”), but subject to covenants, conditions and restrictions of record, with said  
4 Liens to attach to the sales proceeds in the same manner and priority as under applicable law to  
5 the extent not paid at closing. The Property is being sold on an “as is, where is” basis, with no  
6 warranties, recourse, contingencies, or representations of any kind. Further, the Trustee seeks an  
7 order (i) determining that the Proposed Buyer or any successful overbidder is entitled to §  
8 363(m) protection; (ii) authorizing payment of taxes, any assessments, broker’s commissions  
9 and costs of sale from escrow, and (iii) waiving the fourteen (14) day stay per Federal Rule of  
10 Bankruptcy Procedure 6004(h).

11 **PLEASE TAKE FURTHER NOTICE** that any objection to any of the relief requested  
12 by the Trustee in the Motion must, on or before fourteen (14) days prior to the hearing, be filed  
13 with the Court and served upon counsel to the Trustee, whose contact information is set forth in  
14 the upper left-hand corner of the first page of this Notice, in compliance with Local Bankruptcy  
15 Rule 9013-1(f).

16 **PLEASE TAKE FURTHER NOTICE** that pursuant to Local Bankruptcy Rule 9013-  
17 1(h), the Court may deem the failure of any party in interest to file a timely objection to the  
18 Motion to constitute consent to all of the relief requested by the Trustee in the Motion.

19 Dated: December 12, 2019 JERRY NAMBA, CHAPTER 7 TRUSTEE

20  
21 By: /s/Philip A. Gasteier  
22 TIMOTHY J. YOO  
23 PHILIP A. GASTEIER  
24 LEVENE, NEALE, BENDER, YOO  
25 & BRILL L.L.P.  
26 Attorneys for Jerry Namba, Trustee  
27  
28

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
10250 Constellation Blvd., Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON MOTION FOR ORDER: (A) AUTHORIZING SALE OF ESTATE'S RIGHT, TITLE AND INTEREST IN REAL PROPERTY LOCATED AT 2220 NOEL WAY, CAMBRIA, CA, AND ASSOCIATED PERSONAL PROPERTY, FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS; (B) APPROVING OVERBID PROCEDURES; AND (C) GRANTING RELATED RELIEF** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **December 12, 2019**, I checked the CM/ECF docket for this bankruptcy case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

SEE ATTACHED NEF SERVICE LIST.

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **December 12, 2019**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

SEE ATTACHED MAIL SERVICE LIST.

**[ALL CREDITORS SERVED – SEE ATTACHED MATRIX]**

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 12, 2019 Megan Wertz  
Date Printed Name

/s/ Megan Wertz  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Keith Patrick Banner kbanner@greenbergglusker.com, sharper@greenbergglusker.com;calendar@greenbergglusker.com
- William C Beall will@beallandburkhardt.com, carissa@beallandburkhardt.com
- Michael Jay Berger michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com
- Brian D Fittipaldi brian.fittipaldi@usdoj.gov
- John W Fricks jfricks@ogdenfricks.com
- Philip A Gasteier pag@lnbrb.com
- Janet D Gertz jgertz@btlaw.com
- Sevan Gorginian sevan@gorginianlaw.com, 2486@notices.nextchapterbk.com
- Lewis R Landau Lew@Landaunet.com
- Craig G Margulies Craig@MarguliesFaithlaw.com, Victoria@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com
- Breck E Milde bmilde@hopkinscarley.com
- Ali M Mojdehi amojdehi@btlaw.com, jgertz@btlaw.com;arego@btlaw.com;amattngly@btlaw.com
- Monserrat Morales Monsi@MarguliesFaithLaw.com, Victoria@MarguliesFaithLaw.com;Helen@marguliesfaithlaw.com
- Jerry Namba (TR) jnambaepiq@earthlink.net, jnamba@ecf.epiqsystems.com;jnamba@iq7technology.com
- Evan L Smith els@elsmithlaw.com
- United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov
- Timothy J Yoo tjy@lnbyb.com

**2. SERVED BY UNITED STATES MAIL:**

Hon. Deborah J. Saltzman  
USBC – Central District of CA  
255 E. Temple St, Ste 1634 / Ctrm 1639  
Los Angeles, CA 90012

Red Mountain Farms, LLC  
2200 Hollyridge Drive  
Los Angeles, CA 90068-3517

San Luis Obispo County Tax Collector  
1055 Monterey Street  
Room D290  
San Luis Obispo, CA 93408

Red Mountain Farms, LLC  
2510 Noel Way  
Cambria, CA 93428

Off the Grid, LLC  
c/o David Robertson  
2200 Hollyridge Dr.  
Los Angeles, CA 90068-3517

Red Mountain Farms, LLC  
8695 Red Mountain Rd  
Cambria, CA 93428

Cambria Ranch Road Association  
P.O. Box 99  
Cambria, CA 93428

Centrally Grown Holdings, LLC  
2200 Hollyridge Drive  
Los Angeles, CA 90068-3517

Cambria Ranch Road Association  
LYNNE SINGER, AGENT  
4070 BURTON DR., SUITE 5  
CAMBRIA CA 93428

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Label Matrix for local noticing

0973-9

Case 9:18-bk-11352-DS

Central District of California

Santa Barbara

Thu Dec 12 13:48:34 PST 2019

Hahn Fife &amp; Co., LLP

790 E. Colorado Blvd., 9th Fl

Pasadena, CA 91101-2193

Camrally Crown Holdings, LLC

7432 Exotic Garden Drive

Cambria, CA 93428-1807

JMI Corporation-Venture Services

PO Box 194

Palos Verdes Estates, CA 90274-0194

GJD Holdings LLC

c/o Barnes &amp; Thornburg LLP

655 W. Broadway, Suite 900

San Diego, CA 92101-8484

Off The Grid, LLC

2200 Hollyridge Drive

Los Angeles, CA 90068-3517

Red Mountain Farms, LLC

8455 Red Mountain Road

Cambria, CA 93428-1844

SLBiggs

10960 Wilshire Boulevard

7th Floor

Los Angeles, CA 90024-3710

SPDR Investments, Inc.

1350 Columbia Street, Suite 503

San Diego, CA 92101-3455

Northern Division

~~11111111111111111111~~~~XXXXXXXXXXXXXXXXXXXX~~~~2227 Wilshire Blvd #118~~~~Calabasas, CA 91302-5157~~~~XXXXXXXXXXXX~~

Andy Poteete

1991 Noel Way

San Simeon, CA 93452

Barry Purchase

c/o: Gregory Connell

Roberts &amp; Connell

412 Marsh Street

San Luis Obispo 93401-3823

Barry Purchase

c/o: San Luis Financial,

1204 Nipomo Street

San Luis Obispo, CA 93401-3933

Cellco Partnership d/b/a Verizon Wireless, o

William M Vermette

22001 Loudoun County PKWY

Ashburn, VA 20147-6105

Central Coast Propane

P.O. Box 3152

Paso Robles CA 93447-3152

Clearbanc

548 Market Street #68100

San Francisco, CA 94104-5401

Clearbanc

Attica HQ

Attica, OH 44807

Cliff Michaels &amp; Associates, Inc.

c/o Cliff Michaels

PO Box 6156

Thousand Oaks, CA 91359-6156

Craig Marguiles

Marguiles Faith LLP

16030 Ventura Boulevard, Suite 470

Encino, CA 91436-4493

Dave Robertson

2200 Hollyridge Drive

Los Angeles, CA 90068-3517

David J Canter

4202 Village 4

Camarillo, CA 93012-6914

David Robertson

2200 Hollyridge Dr.

Los Angeles, CA 90068-3517

Ecotones ATTN:

Greg Fnzgoli

P.O. Box 1 t79

Cambria, CA 93428-0001

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340

PO BOX 2952

SACRAMENTO CA 95812-2952

Gary D Robertson

8 Indian Pipe

Dove Canyon, CA 92679-4206

Gary Robertson

8 Indian Pipes

Dove Canyon, CA 92679-4206

Hahn Fife &amp; Company, LLC

790 E. Colorado Blvd.

Pasadena, CA 91101-2113

Internal Revenue Service

P O Box 7346

Philadelphia, PA 19101-7346

Isaac Werre

112 Douglas Street

Saint Paul, MN 55102-2714



JAIME PONA  
3939 MOORE ST #104  
LOS ANGELES, CA 90066-7516

James W. Hamilton, CPA  
County Tax Collector  
Room D-290  
County Government Center  
San Luis Obispo, CA 93408-0001

Jeffer Mangels Butler & Mitchell LLP  
1900 Avenue of the Stars, 7th Floor  
Los Angeles, CA 90067-4308  
Attn: Thomas M. Geher

John W Fricks  
Ogden & Fricks LLP  
656 Santa Rosa St 2nd fl  
San Luis Obispo, CA 93401-2811

Larry and Victoria Schmidt  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

Margulies Faith, LLP  
16030 Ventura Blvd., Suite 470  
Encino, CA 91436-4493

Mauricio Lopez  
2891 Buckingham Place  
Cambria, CA 93428-4310

Mauricio Lopez 7432  
Exotic Gardens Drive  
Cambria, CA 93428

Off The Grid, LLC  
2220 Noel Way  
San Simeon, CA 93452

Placer Foreclosure, Inc.  
12190 Herdal Drive, Suite 9  
Auburn, CA 95603-5637

Rose, Snyder & Jacobs  
15821 Ventura Blvd., Suite 490  
Encino, CA 91436-4778

SLOCTC  
1055 Monterey Street, Rm. 290  
San Luis Obispo, CA 93408-1003

San Luis Financial  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

San Luis Financial 1204  
Nipomo Street  
San Luis Obispo, CA 93401

**DUPLICATE**

San Luis Financial, Inc.  
c/o: Beall & Burkhardt, APC  
1114 State Street, Suite 200  
Santa Barbara, CA 93101-2717

San Luis Financial, Inc.  
c/o: Beall & Burkhardt APC  
1114 State Street, Suite 200  
Santa Barbara, CA 93101-2717

San Luis Obispo County Assessor  
1055 Monterey St  
San Luis Obispo, CA 93408-1003

Terri Harrington  
1820 Dreydon Ave  
Cambria, CA 93428-5744

The Glen Development Company  
c/o Norman H. Levine, Esq.  
1900 Avenue of the Stars, 21st Floor  
Los Angeles, CA 90067-4301

Tom Cusmano 4944  
Meadow Lark  
Paso Robles, CA 93446

Tte. of Bunker Family Trust  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

Tte. of Connors Revoc Trust  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

Tte. of Connors Revoc Trust  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

Tte. of Guldman Family Trust  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

Tte. of Guldman Family Trust  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

Tte. of John Keese Family Trust  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

Tte. of Paradise R.E. 401K Trust  
c/o: San Luis Financial, Inc.  
1204 Nipomo Street  
San Luis Obispo, CA 93401-3933

United States Trustee (ND)  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~Los Angeles, CA 90017-3560~~  
~~XXXXXXXXXXXXXXXXXXXX~~

Bruce Leak  
c/o Breck E. Milde  
Hopkins & Carley  
70 S. First Street  
San Jose, CA 95113-2406

Jerry Namba (TR)  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~Santa Maria, CA 93454-4520~~  
~~XXXXXXXXXXXXXXXXXXXX~~

Lewis R Landau

22287 Mulholland Hwy., # 318

Calabasas, CA 91302-5157

St. Biggs

Samuel R Biggs

10960 Wilshire Bl 7th Fl

Los Angeles, CA 90024-3710

Shaune B Arnold

FINNEY ARNOLD LLP

633 W. 5th Street, 28th Flor

Los Angeles, CA 90071-2053

Tal C. Finney

633 W. 5th Street, 28th Floor

Los Angeles, CA 90071-3502

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Cliff Michaels &amp; Associates, Inc.

(u)Coldwell Banker Kellie &amp; Associates Real E

(u)Courtesy NEF

(u)Margulies Faith, LLP

(u)San Luis Financial

(u)The Glen Development Company

(d)Barry Purchase

c/o: Gregory Connell

Roberts &amp; Connell

412 Marsh Street

San Luis Obispo, 93401-3823

(d)Franchise Tax Board

Bankruptcy Section MS A340

PO BOX 2952

Sacramento CA 95812-2952

(d)Internal Revenue Service

P.O. Box 7346

Philadelphia, PA 19101-7346

(d)JMI Corporation-Venture Services

PO Box 194

Palos Verdes Estates, CA 90274-0194

(d)David Robertson

2200 Hollyridge Dr.

Los Angeles, CA 90068-3517

End of Label Matrix

Mailable recipients 63

Bypassed recipients 11

Total 74

[Proposed] BIDDING REQUIREMENTS AND PROCEDURES FOR OFF THE GRID, LLC  
PROPERTY LOCATED AT 2220 NOEL WAY, CAMBRIA, CA

(a) Competing offers to acquire the 2220 Noel Way Property shall:

(i) be submitted in writing to Trustee Jerry Namba c/o his counsel Philip A. Gasteier pag@lnbyb.com by 1:00 p.m. PST January 6, 2019, and (x) substantially conform to the provisions of the existing Purchase Agreement attached to the Trustee's motion for approval of the sale of the 2220 Noel Way Property (the "Sale Motion"), or be determined by the Trustee to include terms at least as favorable; and (y) include a deposit of not less than \$30,000;

(ii) provide for an all-cash purchase price to be paid to the Trustee of at least \$1,255,000. If more than one (1) such opening qualified overbid bid is received, the Court or the Trustee will determine the order of bidding at the auction;

(iii) not be subject to due diligence contingencies, financing contingencies, or other contingencies beyond Court approval thereof;

(iv) remain open until the conclusion of the sale hearing (as defined below);

(v) be accompanied by admissible evidence in the form of affidavits or declarations, or other acceptable documentation, establishing that the bidder is capable and qualified, financially, legally, and otherwise, of unconditionally delivering the total purchase price;

(vi) contain a proposed closing date that is not later than (15) days after entry of an Order approving the sale; and

(vii) not contain any break-up fee, expense reimbursement or similar charge.

(b) If any overbidder has submitted a qualifying bid in accordance with these procedures, then a public auction of the 2220 Noel Way Property shall be held at the time of the hearing (the "Sale Hearing") on the Trustee's Sale Motion, presently scheduled for January 7, 2020, at 11:30 a.m., in the Courtroom of the Honorable Deborah J. Saltzman, United States Bankruptcy Judge located in Courtroom 201, U.S. Bankruptcy Court, 1415 State Street, 2nd Floor, Santa Barbara, CA 93101. If no qualifying bid is timely received, then there will not be an auction and the hearing will proceed to approval of the Proposed Buyer's bid as described in the Sale Motion. The auction shall be governed by the following procedures:

(i) All bidders shall be deemed to have consented to the core jurisdiction of the Bankruptcy Court and to have waived any right to jury trial in connection with any disputes relating to the auction or the sale of the 2220 Noel Way Property;

(ii) Any bidder appearing at the auction must tender to Trustee's counsel a cashier's check made payable to "Jerry Namba, Chapter 7 Trustee for Off the Grid, LLC" in the amount of at least \$30,000 to be held during the auction and sale hearing pending the conclusion thereof;

- (iii) Bidding will commence at the amount of the highest qualified bid;
- (iv) Each subsequent bid shall be in increments of no less than \$5,000; and
- (v) A hearing to approve the successful bid at the auction shall take place immediately following the auction, on the date of the auction.
- (c) Any entity that fails to submit a timely, conforming qualified bid, as set forth above, may be disqualified from bidding for the 2220 Noel Way Property at the auction or the sale hearing, in the Trustee's sole discretion.
- (d) The Trustee further requests that any underbidder be authorized as a back-up bidder at the last highest bid made at the auction.
- (e) The Trustee reserves the right to modify these proposed bidding procedure as he determines to be in the interest of creditors and the bankruptcy estate.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
10250 Constellation Blvd., Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **December 13, 2019**, I checked the CM/ECF docket for this bankruptcy case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

**SEE ATTACHED NEF SERVICE LIST.**

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **December 13, 2019**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Deborah J. Saltzman  
USBC – Central District of CA  
255 E. Temple St, Ste 1634 / Ctrm 1639  
Los Angeles, CA 90012

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 13, 2019    Megan Wertz  
Date                      Printed Name

/s/ Megan Wertz  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Keith Patrick Banner kbanner@greenbergglusker.com, sharper@greenbergglusker.com;calendar@greenbergglusker.com
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